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A Limited Liability Law Partnership

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Attorneys for Petitioner
PŪLAMA LĀNAʻI

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of

PŪLAMA LĀNAʻI,

To Amend The Agriculture and Rural
Land Use District Boundaries Into the
Urban Land Use District for
approximately 170 acres of land,
consisting of a portion of Tax Map Key
No. (2) 4-9-0018:003 (por.), (2) 4-9-
002:061 (por.), and (2)4-9-002:001(por) at
Lānaʻi City, Island of Lānaʻi, County of
Maui, State of Hawaiʻi.

DOCKET NO. A26-812

**PETITIONER PŪLAMA LĀNAʻI'S
SUBMISSION OF UPDATED
SLIDES FOR THE JULY 29, 2026
MEETING OF THE LAND USE
COMMISSION**

ATTACHMENT A-D

CERTIFICATE OF SERVICE

Hearing:

Date: July 29, 2026

Time: 10:00 a.m. HST

**PETITIONER PŪLAMA LĀNAʻI'S SUBMISSION OF UPDATED SLIDES
FOR THE JULY 29, 2026 MEETING OF THE LAND USE COMMISSION**

Petitioner LĀNAʻI RESORTS, LLC dba PŪLAMA LĀNAʻI, a Hawaiʻi limited
liability company ("*Pūlama Lānaʻi*" or "*Petitioner*"), hereby submits as
Attachments "A"- "D" copies of the updated slides it intends to use at the Meeting of
the Land Use Commission scheduled for July 29, 2026.



DATED: Honolulu, Hawai‘i, July 28, 2026.

CADES SCHUTTE
A Limited Liability Law Partnership

/s/ Christopher T. Goodin

CALVERT G. CHIPCHASE
CHRISTOPHER T. GOODIN
Attorneys for Petitioner
PŪLAMA LĀNA‘I

ATTACHMENT A

**A26-812 LĀNA'I RESORTS DBA PŪLAMA LĀNA'I
(KŌ'ELE PROJECT)**

LAND USE COMMISSION
JULY 29, 2026



AGENDA

- 01.** Kurt Matsumoto - Pūlama Lānaʻi's Vision (5-7 minutes)

- 02.** Keiki-Pua Dancil, Ph. D. - Petition Area (10-12 minutes)

- 03.** Trisha Kehaulani Watson, Ph. D. - Archaeological LRFI, Cultural and Historic Resource Criterion "e", and Ka Paʻakai Analysis (8-10 minutes)

- 04.** Cal Chipchase - Conformance with Land Use Commission Rules and Summary of Request (5 minutes)

THE BOUNDARY AMENDMENT PETITION MEETS HAR § 15-15-77(A)

Decision Making Criteria For Amendment of a Land Use District

Reasonable

- Aligns the land uses with the Lānaʻi Community Plan, existing uses, and proposed and planned zoning and project district maps.
- Petition area is partially undeveloped, prior golf course land, pastureland, tennis courts and stables.

Does not violate HRS § 205-2

- Conforms to the County of Maui General Plan, Lānaʻi Community Plan (including recently approved Community Plan Amendment, Maui County Ordinance No. 5792 (effective April 21, 2025) — ratifying Ordinance 5702, which amended the Lānaʻi Community Plan for the Kōʻele Project District area.
- Maui County Change in Zoning (Bill 24 (2024)), Project District Amendment (Bill 25 (2024)) is currently pending Maui County Council approval.

Consistent with the policies and criteria established pursuant to:

- HRS § 205-16,
- HRS § 205A-2, and
- HRS § 205-17

- Petition is consistent with Urban District criteria of HRS § 205-16 and the Agricultural District policies of HRS § 205-17.
- Petition is not within the Special Management area subject to the Coastal Zone Management objectives and policies of HRS § 205A-2.

PROJECT MEETS THE SIX FACTORS OF HRS § 205-17

HRS § 205-17 Land Use Commission Decision Making Criteria

The extent to which the proposed reclassification conforms to the applicable goals, objectives, and policies of the Hawai'i state plan and relates to the applicable priority guidelines of the Hawaii state plan and the adopted functional plans	See Petition Pages 37-39
The extent to which the proposed reclassification conforms to the applicable district standards	See Petition Pages 51-53
The impact of the proposed reclassification on the following areas of state concern: a) Preservation or maintenance of important natural systems or habitats; b) Maintenance of valued cultural, historical, or natural resources; c) Maintenance of other natural resources relevant to Hawaii's economy, including agricultural resources; d) Commitment of state funds and resources; e) Provision for employment opportunities and economic development; and f) Provision for housing opportunities for all income groups, particularly the low, low-moderate, and gap groups;	- Reclassification will not impact natural habitats - Assessed cultural and historic resources and received acceptance by SHPD to ensure compliance with State requirements - Reclassification will not impact agricultural land available - Petitioner is not requesting state funds and resources. - Creation of over 70 construction jobs and indirect jobs generated by construction activities, ~ 14.7 million in State tax revenues and \$2.4 million in County tax revenues generated by resort operations. - The Petition will not impact housing opportunities for the low, low-moderate and gap groups.
The standards and criteria for the reclassification or rezoning of important agricultural lands in section 205-50;	Not applicable
The county general plan and all community, development, or community development plans adopted pursuant to the county general plan, as they relate to the land that is the subject of the reclassification petition; and	See Petition Pages 47-50
The representations and commitments made by the petitioner in securing a boundary change.	Petitioner confirms its representations and commitments in its Petition

PŪLAMA LĀNA'I HAS AGREED TO THE FOLLOWING CONDITIONS

#	Topic	Condition
1	FAA Notice of Construction	Prior to construction, the Petitioner shall submit to the FAA, FAA Form 7460-1 Notice of Construction or alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9. Construction equipment and staging area heights, including heights of temporary construction cranes, shall be included in the submittal.
2	Notification of Proximity to Lāna'i Airport	The Petitioner shall notify and disclose to all prospective lessees within the Petition Area, as part of any conveyance document (lease, rental agreement, etc.) required for the transfer of real property or any interest in real property, of the potential adverse impacts of aircraft activity at and from the Lāna'i Airport such as noise, right of flight, emissions, vibrations, and other incidences of aircraft operations.
3	Hazards to Aircraft Operations	The Petitioner shall not provide landscape or vegetation that will create a wildlife attractant. Stormwater retention basins shall be designed, engineered, constructed, and maintained to prevent standing water from accumulating for periods longer than 48 hours after a storm event so as to avoid attracting wildlife. If any project within the Petition Area creates a wildlife attractant that can potentially become a hazard to aircraft operations, the developer shall immediately mitigate the hazard upon notification by the HDOT-A and/or FAA.
4	Traffic Assessment	Prior to Project District Amendment approval for Phase 2, the Petitioner shall provide an updated TA, which should use up-to-date and relevant data for the existing traffic conditions and describe the projected changes based on the development plan for lands within the project district. If the qualitative TA suggests a potential for adverse impact to state roadways, the preparation of a Traffic Impact Analysis Report by a licensed professional engineer is required, with recommended mitigation, for the HDOT's review and approval. If the project construction is phased over multiple years, interim horizon years shall be analyzed for the completion of each phase.
5	Direct, Secondary, and Cumulative Traffic Impacts	For any project initiated pursuant to this Petition, the Petitioner shall conduct an assessment of the project's potential direct, secondary, and cumulative impacts on state roadways (including multimodal traffic) at full implementation of the project buildout. Cumulative impacts shall include updates on Pūlama Lāna'i's other development projects and other planned projects, including their anticipated traffic impacts on state roadways, specifically at intersections with Lāna'i City roads. The Petitioner shall submit each assessment to HDOT.
6	Water Use and Development Plan Update	The Petitioner shall coordinate with Maui County Department of Water Supply and Planning Department to incorporate the anticipated future water demands into the upcoming Water Use and Development Plan Update for the Island of Lāna'i.
7	Impact to Seabirds	For nighttime lighting that might be required, the Petitioner shall install fully shielded lights to minimize the attraction to seabirds. Nighttime work that requires outdoor lighting shall be prohibited during the seabird fledging season from September 15 through December 15.

WE RESPECTFULLY REQUEST YOUR APPROVAL



- Petition **meets** HAR § 15-15-77(A)
- We are **aligning** the Petition Area with the Lānaʻi Community Plan (amended and approved 2025)
- State of Hawaiʻi Office of Planning & Sustainable Development (OPSD) and Maui County Planning Department **support** the boundary amendment.
- Pulama Lānaʻi **agrees** to OPSD's conditions

Mahalo!

ATTACHMENT B



PETITION ALIGNMENT WITH PŪLAMA LĀNA'I'S VISION

KURT MATSUMOTO
PŪLAMA LĀNA'I
PRESIDENT

LAND USE COMMISSION, JULY 29, 2026



A VISION OF SUSTANABILITY

A SELF –SUSTAINING VIBRANT ISLAND COMMUNITY

Creating new opportunities



Wellbeing Resort
Authentic Experiences



Sustainable Practices
Data & Technology
Nutrient Rich Produce



On-going infrastructure investment in water, wastewater, roads, and renewable energy
Conservation of resources



Enhancing and perpetuating our fragile ecosystem

Game management
Natural species preservation
Erosion control
Coastal Resources & Fisheries
Invasive species control
Conservation education



Capacity building
Preservation of archaeological sites
Preservation Plan impementation
On-island monitoring



PETITION IS PART OF OUR OVERALL ALIGNMENT WITH EXISTING USES AND APPROVED COMMUNITY PLAN FOR THE KŌ'ELE PROJECT DISTRICT

- The proposed changes include **less intensive uses** in the Kō'ele Project District:
 - **Eight percent reduction (-8%) in overall acres**
 - **Reduction in density, less Golf Course and significantly more Park and more Open Space**
 - **Significantly less Resort Residential**
- **"Housekeeping" items**, such as **aligning** Community Plan, County Zoning, and Project District **maps with existing uses**
- **Minor** addition of Hotel acres



ATTACHMENT C



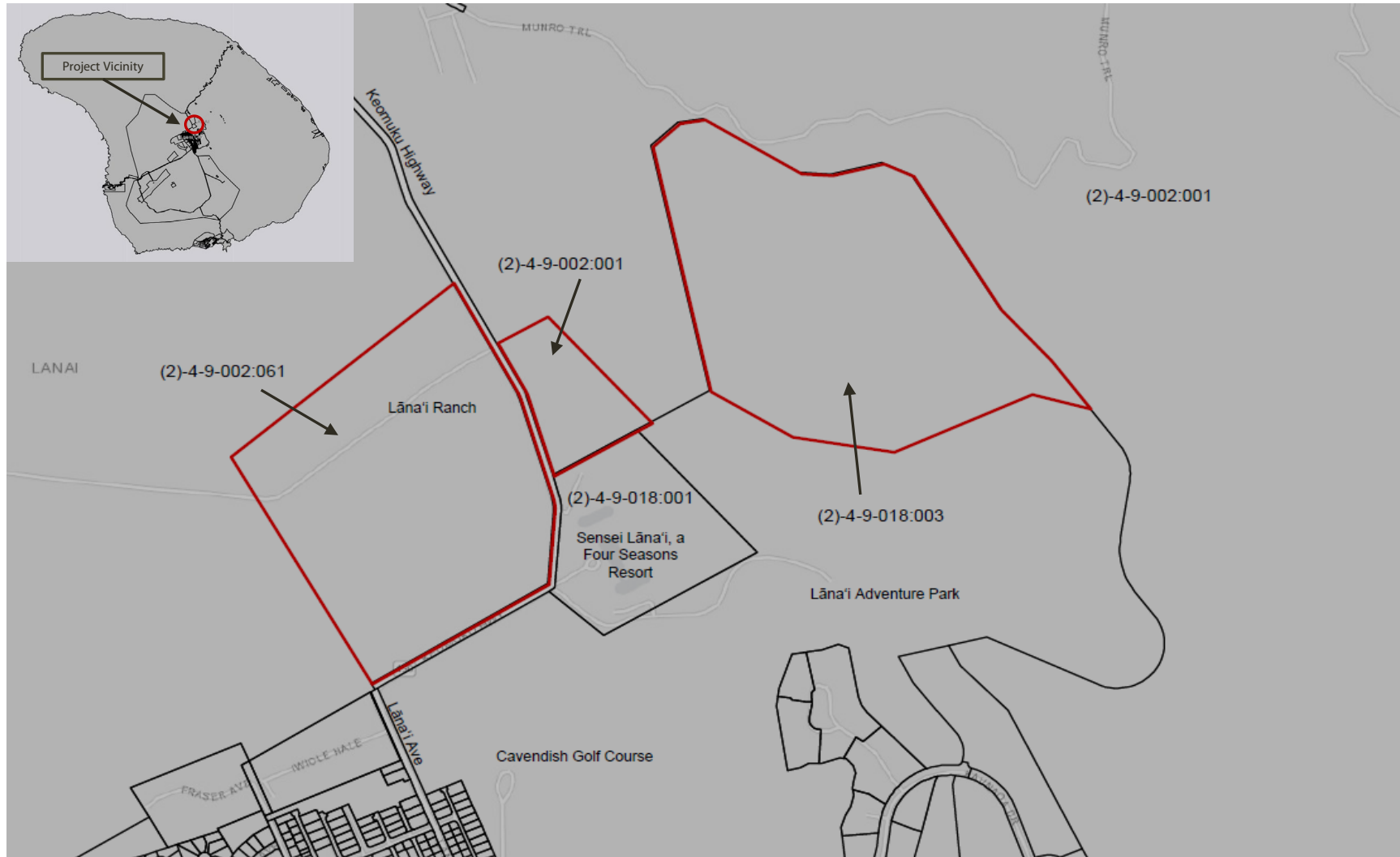
PETITION AREA

KEIKI-PUA S. DANCIL, PH.D.
PŪLAMA LĀNA‘I
SENIOR VICE PRESIDENT, GOVERNMENT AFFAIRS & STRATEGIC PLANNING

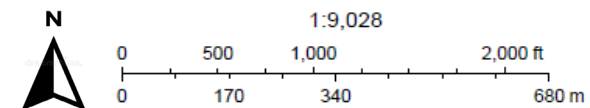
LAND USE COMMISSION, JULY 29, 2026



THE PETITION AREA LOCATED



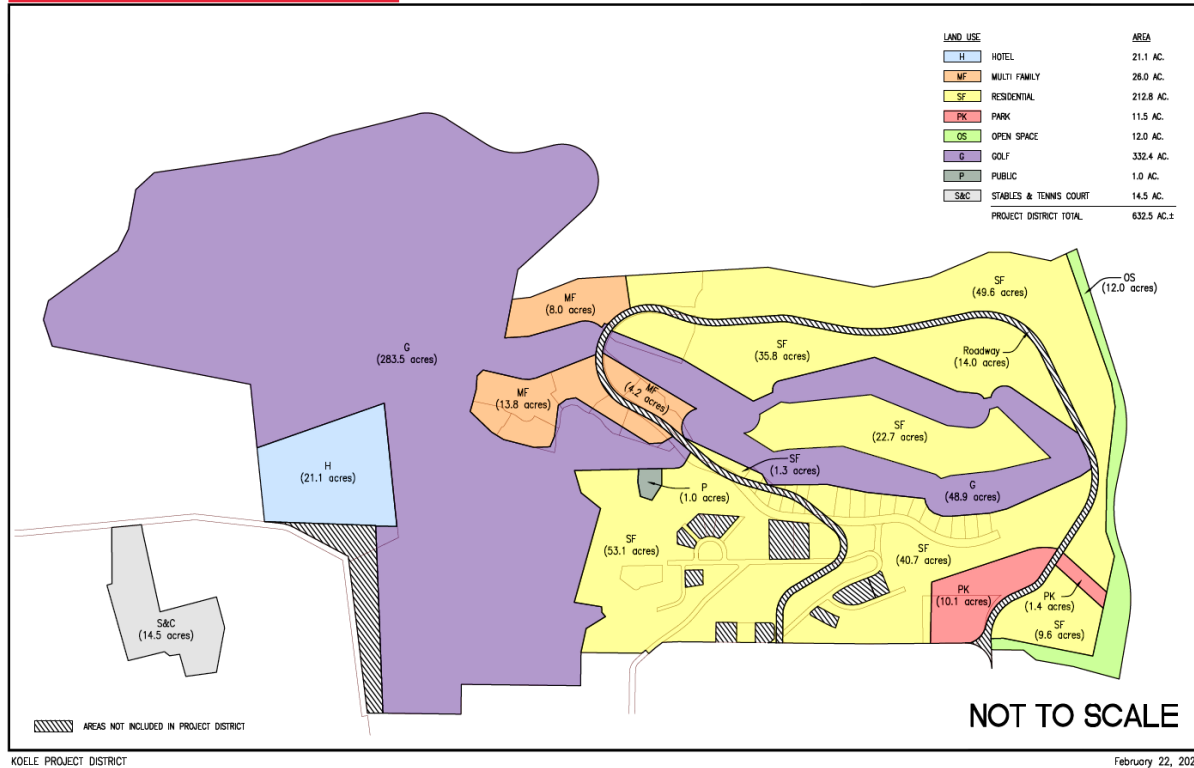
Location Map



SUMMARY OF THE PROPOSED CHANGES TO THE KŌ'ELE PROJECT DISTRICT

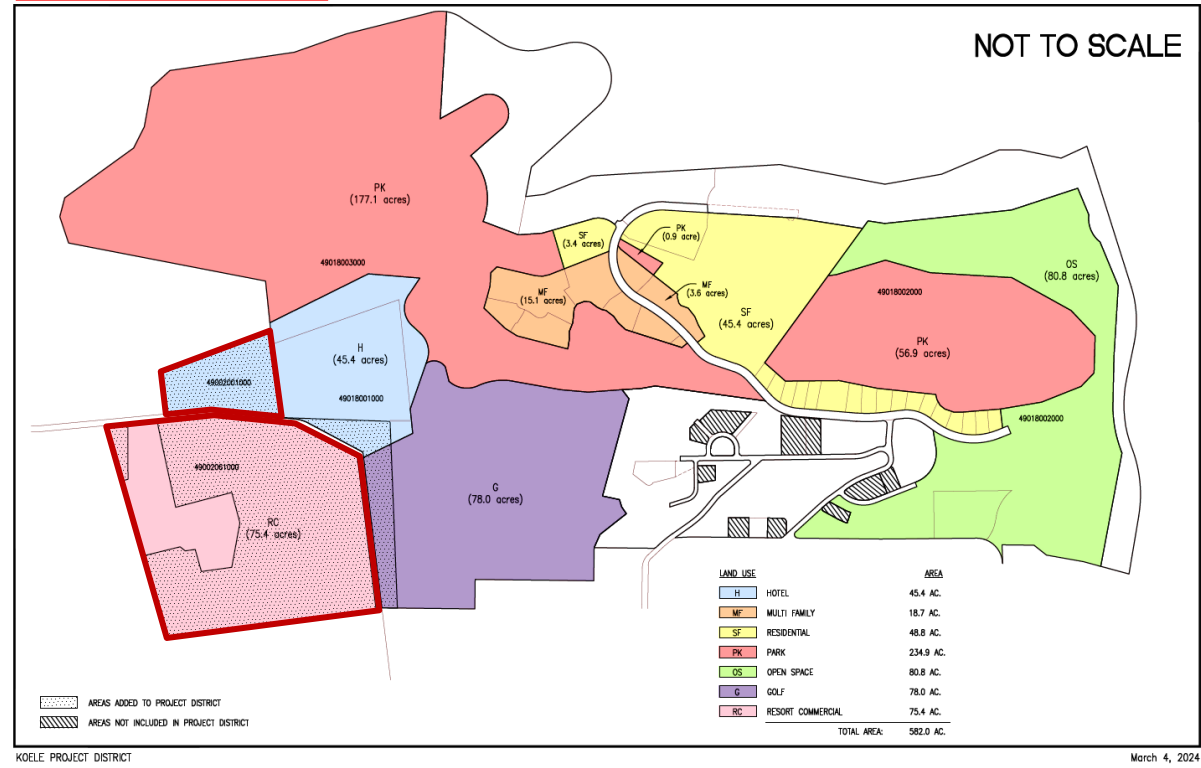
Existing Project District has a significant amount of Golf and Residential

Existing Kō'ele Project District Map



Proposed Project District has a significant amount of Park and Open Space

Proposed Kō'ele Project District Map



Less intensity more park and open space

ENGAGING THE COMMUNITY

January 9, 2017

Discussion about changes in Kō'ele Project District (PD) and intent to change land designations for the entire Kō'ele PD

- Closing The Experience at Kō'ele Golf Course
- Repurposing the Experience at Kō'ele Clubhouse, opening Lāna'i Adventure Park
- Shifting The Lodge at Kō'ele towards a Wellness Program Destination Spa
- Sculpture Garden

July 10, 2018

Presented an overview of Lāna'i Adventure Park

- Part of the overall changes with the PD, will be applying for a County Special Use Permit.
- Permanent Zoning would be sought through the PD Amendment

Q3 – Q4 2018

Focus group meetings with community members

September 23, 2019

Our plans to reduce the intensity and align land uses requires specific State and County actions to make the changes a reality

- Environmental Assessment
- Community Plan Amendment
- District Boundary Amendment
- Change in Zoning
- Project District Phase 1 Amendment

November 1, 2019

- Opening of Sensei Lāna'i, A Four Seasons Resort
- Opening of Lāna'i Adventure Park

April 26, 2021

- Informed community that applications will be filed in May to the Planning Department

2017

2018

2019

2021

COMMUNITY UPDATE

Informational Meeting



SUBJECT: Koele

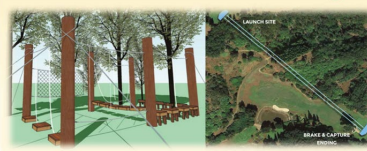
Monday, January 9, 2017
ILWU Hall • 6 p.m.

Light refreshments will be served.
For more information, call (808) 237-2213.



COMMUNITY UPDATE

Informational Meeting



SUBJECT: Adventure Center at Koele Update

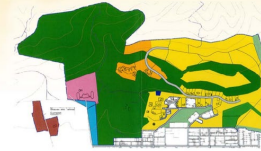
Tuesday, July 10, 2018
ILWU Hall • 6 p.m.

Light refreshments will be served.
For more information, call (808) 237-2213.



COMMUNITY UPDATE

Informational Meeting



SUBJECT: Koele Project District

Monday, September 23, 2019
ILWU Hall • 6 p.m.

Light refreshments will be served.
For more information, call (808) 237-2213.



COMMUNITY UPDATE

Informational Meeting



Kō'ele Project District

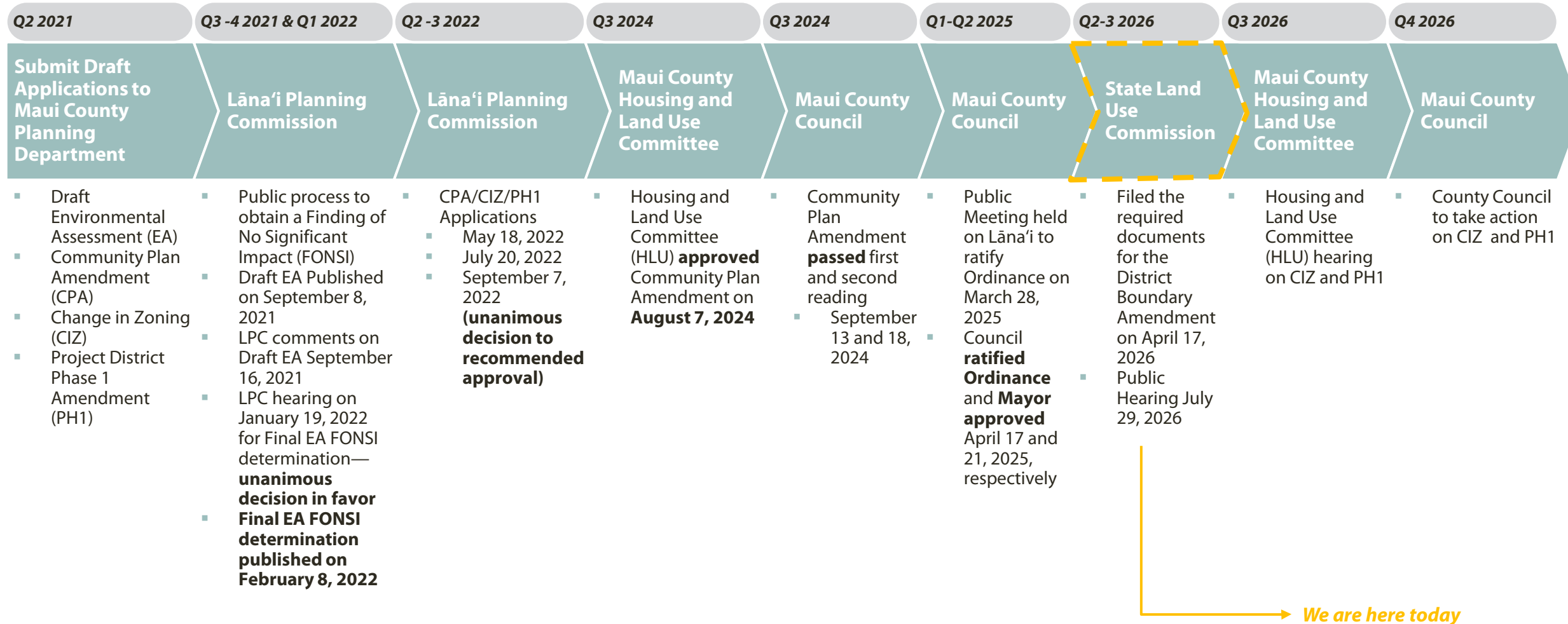
Monday, April 26, 2021 • 5:30 p.m.

Virtual Online Meeting via BlueJeans

For more information or a link to the meeting, please email
communitymeetings@pulamalana.com



THE ENTITLEMENT PROCESS



WHY THE DBA PETITION IS BEFORE THE COMMISSION?

County Planning Framework

Alignment with the Community Plan and Kō‘ele Project District

Existing and planned uses contemplated

Current State Land Use

Rural and Agricultural

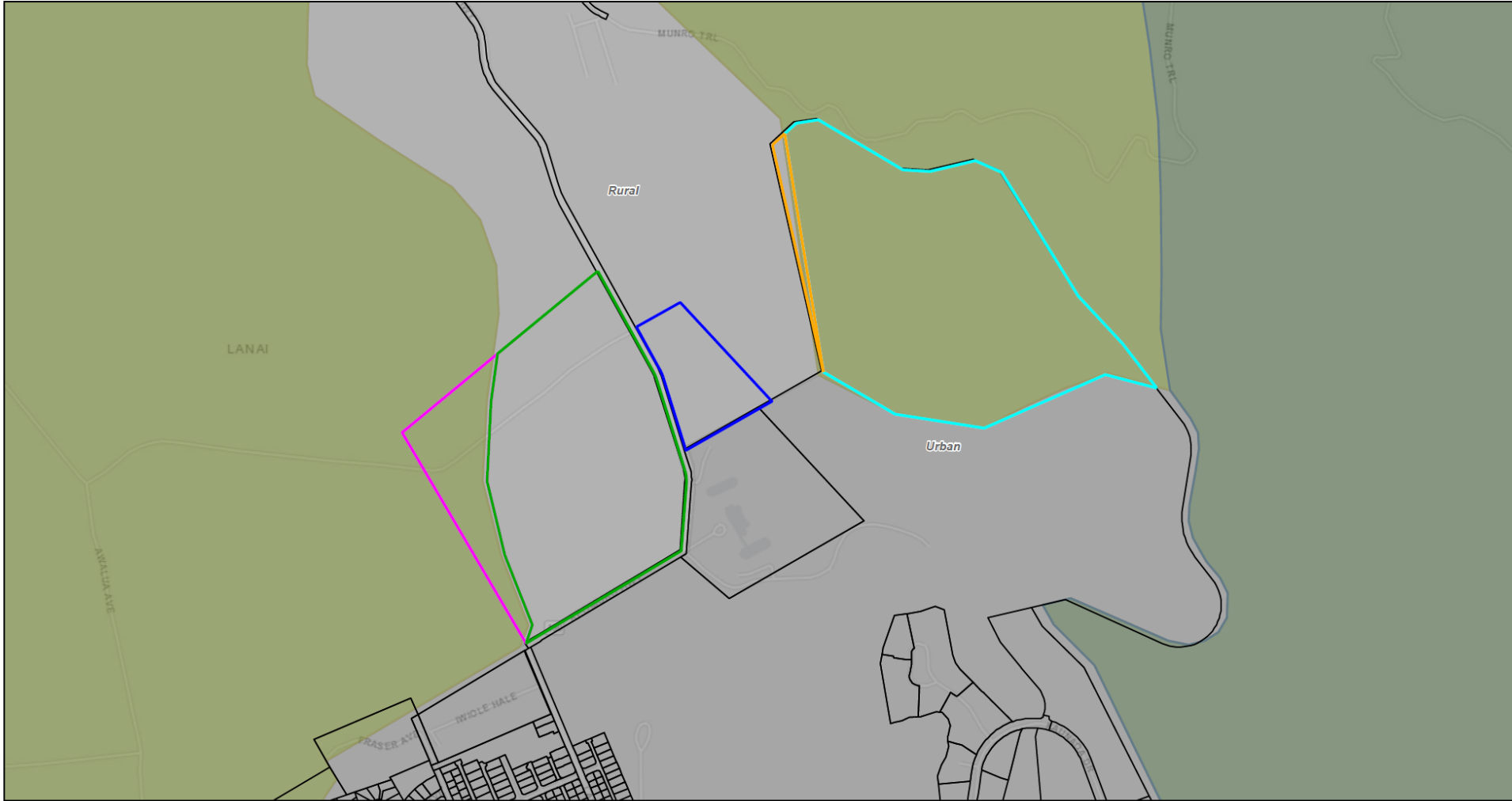
State designations not fully aligned

Requested DBA

Approximately 170 acres to Urban

Align State and County designations

This is a land use alignment request following years of public review

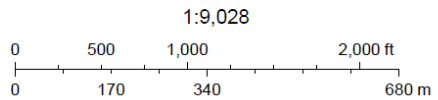


Petition Area

- 11.544-acre area
- 60.764-acre area
- 14.637-acre area
- 2.073-acre area
- 81.207-acre area

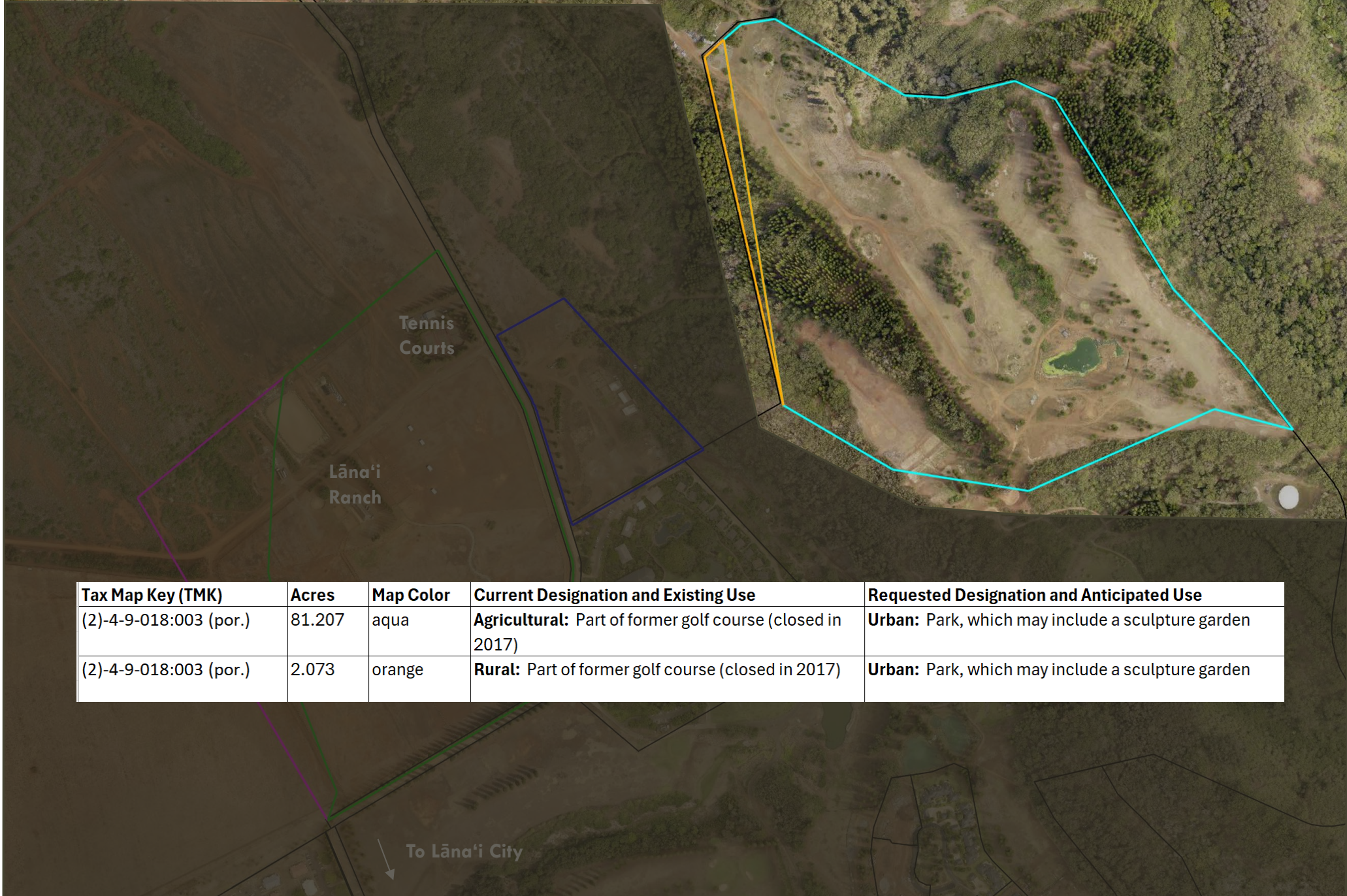
State Land Use Districts (SLUD)

- Conservation
- Rural
- Urban
- Agricultural



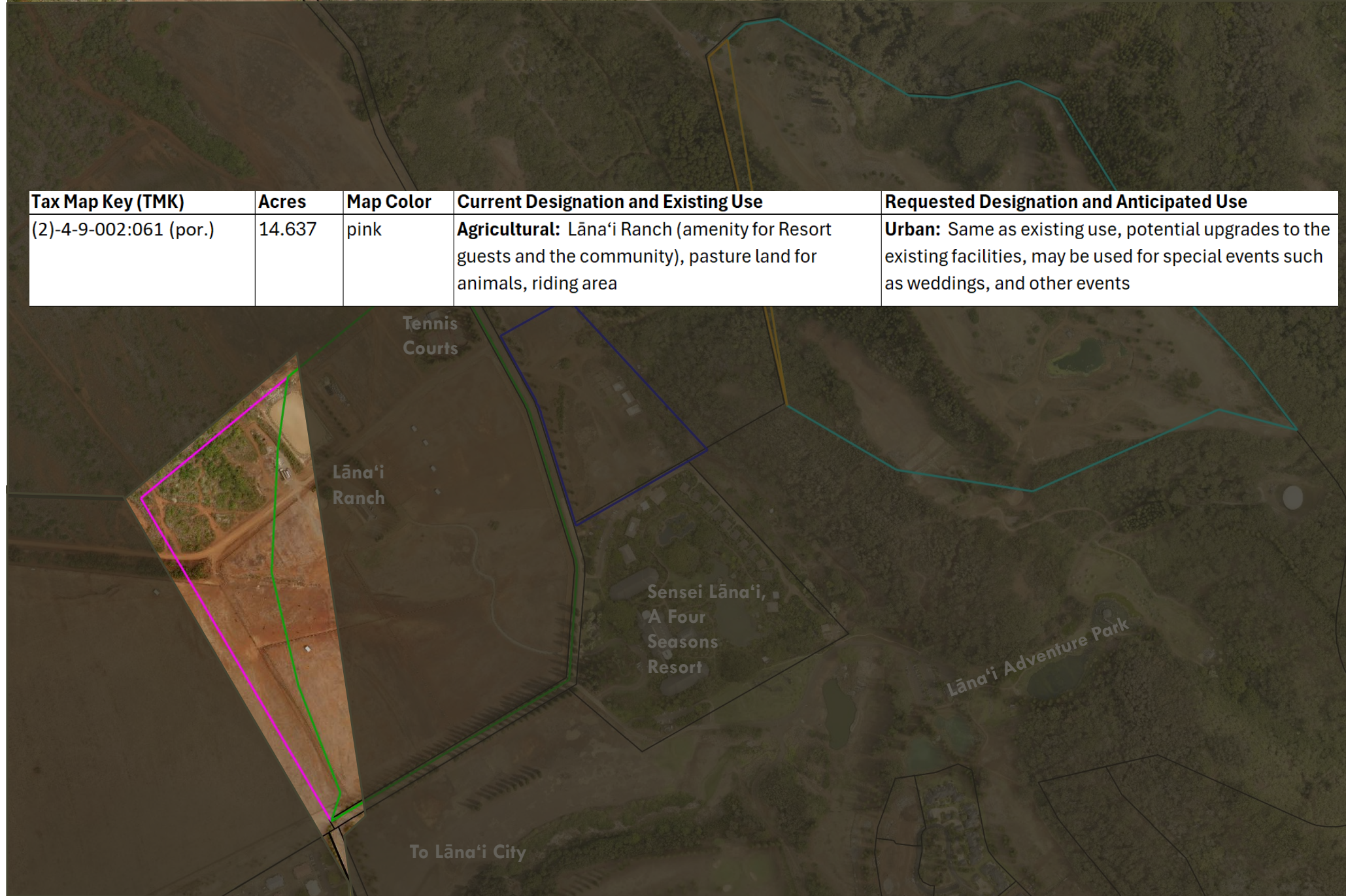
Esri, HERE, Esri, HERE, Garmin, Intermap, USGS, EPA



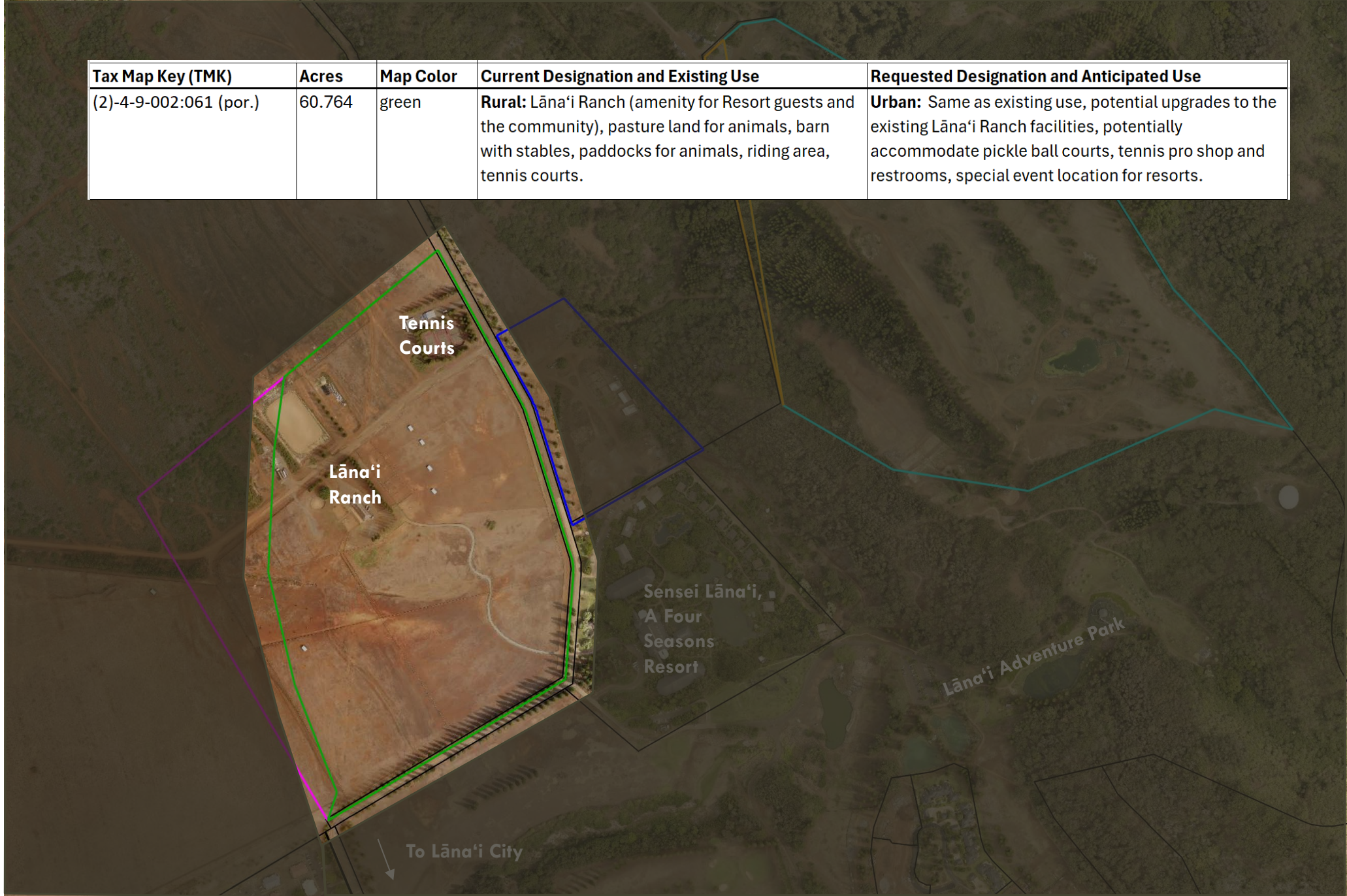


Tax Map Key (TMK)	Acres	Map Color	Current Designation and Existing Use	Requested Designation and Anticipated Use
(2)-4-9-018:003 (por.)	81.207	aqua	Agricultural: Part of former golf course (closed in 2017)	Urban: Park, which may include a sculpture garden
(2)-4-9-018:003 (por.)	2.073	orange	Rural: Part of former golf course (closed in 2017)	Urban: Park, which may include a sculpture garden

Tax Map Key (TMK)	Acres	Map Color	Current Designation and Existing Use	Requested Designation and Anticipated Use
(2)-4-9-002:061 (por.)	14.637	pink	Agricultural: Lānaʻi Ranch (amenity for Resort guests and the community), pasture land for animals, riding area	Urban: Same as existing use, potential upgrades to the existing facilities, may be used for special events such as weddings, and other events



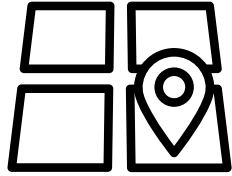
Tax Map Key (TMK)	Acres	Map Color	Current Designation and Existing Use	Requested Designation and Anticipated Use
(2)-4-9-002:061 (por.)	60.764	green	Rural: Lānaʻi Ranch (amenity for Resort guests and the community), pasture land for animals, barn with stables, paddocks for animals, riding area, tennis courts.	Urban: Same as existing use, potential upgrades to the existing Lānaʻi Ranch facilities, potentially accommodate pickle ball courts, tennis pro shop and restrooms, special event location for resorts.



Tax Map Key (TMK)	Acres	Map Color	Current Designation and Existing Use	Requested Designation and Anticipated Use
(2)-4-9-002:001 (por.)	11.544	blue	Rural: Pūlama Lānaʻi operations	Urban: Resort expansion, up to nine (9) villas, spa hales, and support structures

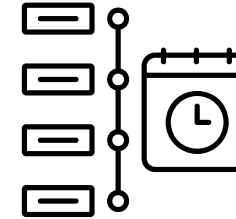


COMMUNITY PLAN (PROJECT DISTRICT) ALIGNMENT AND TIMETABLE



Community Plan (Project District) Alignment

- Hotel, Park, and Open Space sub-districts already exists
- Stables and Tennis Courts re-named to Resort Commercial



Implementation Timeline

- Most areas continue existing or similar uses
- Potential upgrades or ancillary improvements
- 11.54-acre hotel related expansion requires further County review and permits
- Projected to be **completed within the statutory ten-year period**

The DBA aligns the petition uses with the Community Plan (Project District); actual timing depends on County review, permitting, construction sequencing, and Lānaʻi-specific logistics.

ASSESSMENTS



- **Agricultural Lands.** Soil rating of C, D and E. Not suitable for intensive field farming, no demand for agricultural use in the Petition area. 18,000 acres remain available for agricultural use. (*Agricultural Impact Report; Appendix B to Exhibit 6*)
- DAB concluded “that the reclassification of the approximately 95.8 acres of Agricultural District land will not adversely affect existing agricultural activities, resources, and farm workers as there are none, and is unlikely to adversely affect the establishment of potential agricultural operations on adjacent vacant agricultural lands.” (*OPSD Testimony, Exhibit 4 at 2*)



- **Water Resources.** The Lānaʻi Water Company has confirmed with the Petitioner that it has adequate reserve to supply the Petition Area with the estimated demand of 0.059415 MGD. (*Lānaʻi Water Company letter; Exhibit 8*)
- The overall estimated demand, including the current Petition, entitled developments and the DHHL reservation of 0.067 MGD, is 2.18 MGD, below the CWRM trigger of 4.3 MGD and below the sustainable yield of 6.0 MGD. (*OPSD Testimony at 5-6*)



- **Traffic.** No impact. (*Traffic Assessment; Exhibit I, Exhibit I-1*)



- **Environmental Resources.** No impact. (*Environmental Site Assessment; Exhibit G*)
- **GHG.** Estimated 138.5 MT CO₂E (approximately equivalent to the annual emissions of 32 gasoline-powered passenger vehicles or the carbon sequestration capacity of approximately 2,300 tree seedlings grown over a ten-year period). (*GHG Calculation; Exhibit 12*)

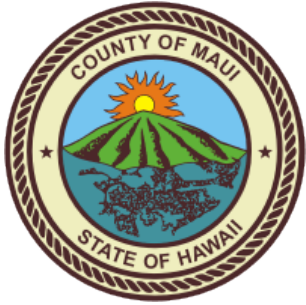


- **Flora and Fauna.** No state or federally listed threatened or endangered species or rare native Hawaiian plant species observed. The Petition Area is not designated as a critical habitat for any species. (*Flora and Fauna Study; Appendix D to Exhibit 6*)

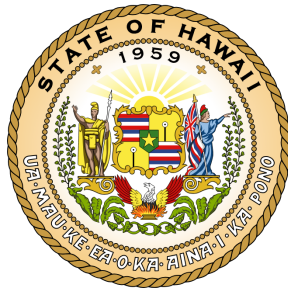


- **Economic Impact.** The Project District, which is inclusive of the Petition Area, will create an average of 70 construction-related jobs and 630 resort operations jobs. (*Socio-Economic Impact Report; Exhibit H*)
- Cumulative state tax revenues ~ \$14.7 million per year
- Cumulative county tax revenues ~ \$2.4 million per year

THE STATE AND THE COUNTY **SUPPORT** THE PETITION IN THEIR POSITION STATEMENTS



- County of Maui supports the Petition
- **No conditions proposed**



- State Office of Planning and Sustainable Development supports the Petition
- **Seven (7) conditions proposed and Pūlama Lānaʻi agrees to the conditions**

ATTACHMENT D



ARCHAEOLOGICAL LITERATURE REVIEW AND FIELD INSPECTION, CULTURAL AND HISTORICAL RESOURCE CRITERION “E” EVALUATION FOR THE KŌ‘ELE STRUCTURES C AND D SURVEY, AND KA PA‘AKAI ANALYSIS

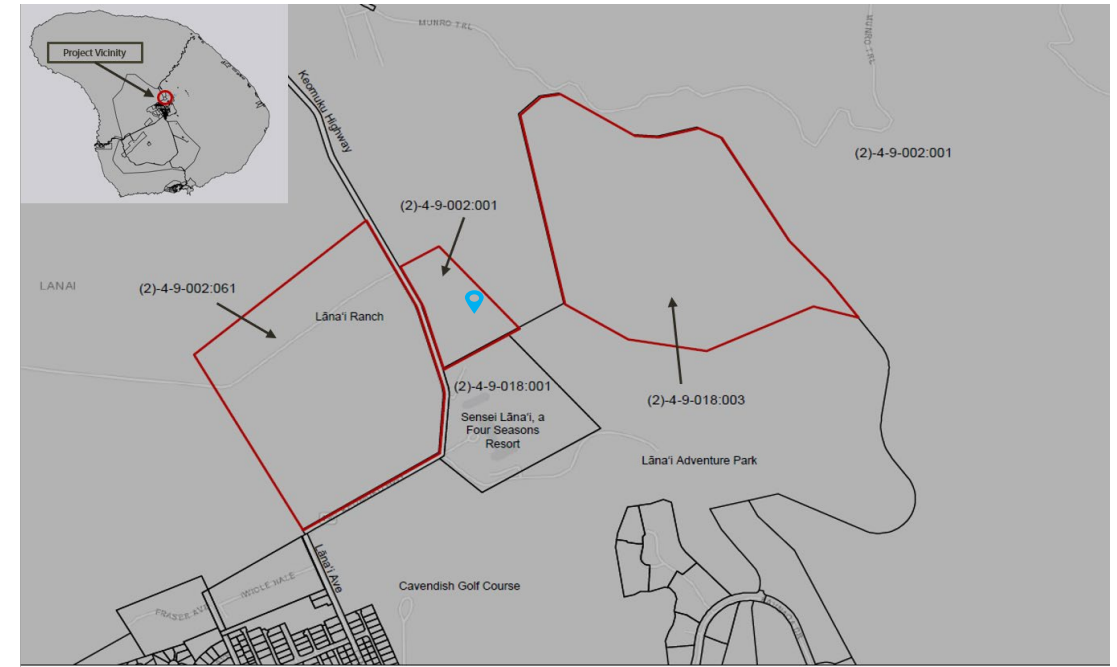
TRISHA KEHAULANI WATSON, J.D., PH.D.
HONUA CONSULTING
FOUNDER

LAND USE COMMISSION, JULY 29, 2026



NO SIGNIFICANT HISTORIC OR CULTURAL IMPACT

Document	Key Findings	Determination
SHPD Letter — April 27, 2022 (Exhibit 9)	SHPD reviewed the Kō'ele Project District Applications, which included the petition area, and noted that the applications did not include a proposed project or ground disturbance. SHPD stated it had no objections to the proposed applications and that permit issuance may proceed.	No SHPD objection at this stage identified
Ka Pa'akai Analysis (DBA) — Mar. 20, 2025 (Exhibit 15)	The analysis identified cultural, historical, and archaeological resources in the broader Kō'ele area, but found no ongoing traditional or customary Native Hawaiian practices associated with the identified sites or Structures C and D .	No Adverse Effect on Identified Traditional & Customary Native Hawaiian Practices
Kō'ele Structures C and D Criterion "e" Evaluation — Jan. 20, 2025 (Exhibit 16)	Criterion "e" was evaluated under HAR §13-284-6(b)(5), and the evidence did not demonstrate that Structures C or D possess cultural significance to Native Hawaiians or another ethnic group through traditional practices, beliefs, events, or oral traditions.	Structures C and D do not meet the requirements of significance under criterion "e"



Location Map

📍 Approximate location of Structures C & D

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PŪLAMA LĀNAʻI,

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002:061 (por.), and (2)4-9-002:001(por) at
Lānaʻi City, Island of Lānaʻi, County of
Maui, State of Hawaiʻi.

DOCKET NO. A26-812

CERTIFICATE OF SERVICE

CERTIFICATE OF SERVICE

The undersigned hereby certify that on this date, a copy of the foregoing document was duly served on the following persons at their last known address by depositing a copy in the U.S. mail, postage prepaid:

County of Maui Corporation Counsel

VICTORIA J. TAKAYESU

Corporation Counsel

MIMI DESJARDINS

First Deputy

200 S. High St

Kalana O Maui Bldg, 3rd Fl

Wailuku, HI 96793

Email: corpcoun@mauicounty.gov

County of Maui Planning Department

JACKY TAKAKURA

Director

2200 Main Street

One Main Plaza, Suite 315

Wailuku, HI 96793

Email: jacky.takakura@co.maui.hi.us

Lanai Planning Commission
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793
Email: jacky.takakura@co.maui.hi.us

Maui Planning Commission
2200 Main Street
One Main Plaza, Suite 315
Wailuku, HI 96793
Email: jacky.takakura@co.maui.hi.us

State Office of Planning and Sustainable Development
MARY ALICE EVANS
Director
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P.O. Box 2359
Honolulu, HI 96804-2359
Email: maryalice.evans@hawaii.gov

Office of the Attorney General
ANNE E. LOPEZ
Deputy Attorney General
425 Queen Street
Honolulu, HI 96813
Email: anne.e.lopez@hawaii.gov

Department of Hawaiian Home Lands
KALI WATSON
Chairperson
KATIE LAMBERT
Deputy Attorneys General
425 Queen Street
Honolulu, HI 96813

*Department of Land and Natural Resources,
Forestry and Wildlife Division*
RYAN KANAKA'OLE
Chairperson
DAVID DAY
First Deputy
DLNR Main Office
1151 Punchbowl Street
Honolulu, HI 96813
Lānaʻi Sustainability Research, LLC

KURT MATSUMOTO
733 Bishop Street, Suite 1500
Honolulu, HI 96813

Maui Electric Company, Limited
Attention: Corporate Secretary
P.O. BOX 2750
Honolulu, Hawaii 96840

Office of the Lieutenant Governor
State of Hawai'i
Hawai'i State Capitol
415 South Beretania St. #5
Honolulu, HI 96813

DATED: Honolulu, Hawai'i, July 28, 2026.

CADES SCHUTTE
A Limited Liability Law Partnership

/s/ Christopher T. Goodin
CALVERT G. CHIPCHASE
CHRISTOPHER T. GOODIN
Attorneys for Petitioner
PŪLAMA LĀNA'I